**THIS INSTRUMENT PREPARED BY:**
**PERRONE & YOUNG, ATTYS.**
**109 Westpark Drive, Suite 330**
**Brentwood, TN 37027**

Davidson County DEEDQC
Recvd: 09/09/04 08:20 2pgs
Fees:12.00 Taxes:0.00
20040909-0108875

| New Owner: | Send Tax Bills To: | Map and Parcel # |
|---|---|---|
| **Jardin de Belle Development, LLC**<br>**425 Page Road**<br>**Nashville, TN 37205** | **New Owner** | **Map & Parcel**<br>**130-13-4.00**<br>**130-13-4.00**<br>**130-13-2.00** |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged **Tarragon Realty Investors, Inc.,** by these presents does hereby quitclaim and convey unto **Jardin de Belle Development, LLC,** their heirs and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, TN, being Lot No. 6 on the Plan of Warner Court, as of record in Plat Book 2083, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tarragon Realty Investors, Inc. by Quitclaim Deed from Gregory S. Perrone, Trustee, with full power to transfer, convey, lease, mortgage or otherwise encumber without the joinder of any beneficiary of record in Instrument #20040615-0070451, said Register's Office.

This improved property known as 308 Maybelle Lane, Nashville, TN 37205.

Land in Davidson County, TN being Lot No. 7 on the Plan of Warner Court as of record in Book 2083, Page 97, said Register's Office, described as follows:

Beginning at a point in the easterly margin of Maybelle Lane, at the common corner of Lots Nos. 6 and 7 thence with the line between said lots, easterly 160 feet to a point; thence south 19 deg. 31' west 170.2 feet to a point in the northerly margin of an unnamed street (now Forest Park Drive); thence with the same, westerly 78 feet to a point at the beginning of a curve; thence around said curve northwesterly 38.47 feet to a point in the easterly margino f Maybelle Lane; thence with same northerly 134.9 feet to the beginning.

Being the same property conveyed to Tarragon Realty Investors, Inc. by deed from Gregory S. Perrone, Trustee, with full power to transfer, convey, lease, mortgage or otherwise encumber without the joinder of any beneficiary, of record in Instrument #20040615-0070451, said Register's Office.

This improved property known as 1208 Forrest Park Drive, Nashville, TN 37205.

Land in Davidson County, TN, being Lot No. 1 on the Plan of Warner Courts as of record in Book 2083, Page 97, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the west margin of Maybelle Lane at the corner of Lots 1 and 2; thence south with said Lane, 98 feet to a monument; thence with southwesterly around a slight curve, 38.47 feet to a monument in the east margin of a 25 foot road; thence west with said Road, 133.7 feet; thence north along the rear line of Lots No. 1, 123.4 feet to the corner of Lots 1 and 2; thence east with the line of said Lots, 169.4 feet to the beginning.

Being the same property conveyed to Tarragon Realty Investors, Inc. by Quitclaim Deed from Gregory S. Perrone, Trustee, with full power to transfer, convey, lease, mortgage or otherwise encumber without joinders of any beneficiary of record in Instrument #20030806-0111583, said Register's Office.

This is unimproved property known as 313 Maybelle Lane, Nashville, TN 37205.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

This conveyance is done for the sole purpose of creating a tenancy by the entirety in accordance with T.C.A. 66-1-109.

Witness my hand this 1st day of September, 2004.

TARRAGON REALTY INVESTORS, INC.

BY: Todd Minor
Executive Vice President &
Treasurer

**STATE OF** Texas
***COUNTY OF*** Dallas

Before me, the undersigned, of the state and county aforesaid, personally appeared Todd Minor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledged himself to be the Executive Vice President and Treasurer of TARRAGON REALTY INVESTORS, INC. the within named bargainor, a corporation, and that he as such Executive Vice President and Treasurer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Vice President and Treasurer.

Witness my hand and official seal at office at 3100 Monticello, Dallas, Texas on this the 1st day of September, 2004.

NOTARY PUBLIC

My commission expires: 4-15-07

ANGELA JOHNSTON
Notary Public, State of Texas
My Commission Expires
April 15, 2007

***STATE OF*** Texas
***COUNTY OF*** Dallas

The actual consideration for this transfer of property is **$ -0-** and no other monetary consideration.

**Affiant**

Sworn to and subscribed before me this 1st day of September, 2004.

NOTARY PUBLIC

My commission expires: 4-15-07

ANGELA JOHNSTON
Notary Public, State of Texas
My Commission Expires
April 15, 2007